

# EXHIBIT 13

Nassau County  
Maureen OConnell  
County Clerk  
Mineola, NY 11501



Ref ID#: EC 23 602630

Instrument Number: 2023- 00062654

As

J67 - ELECTRONIC DEFAULT JUDGMENT

Recorded On: April 25, 2023

Parties: POWER-FLO TECHNOLOGIES INC

TO JERICO PLAZA PORTFOLIO LLC

Num Of Pages: 3

Recorded By: ROBERT ANSELL

Comment:

**\*\* Examined and Charged as Follows: \*\***

J67 - ELECTRONIC DEFAULT JUD 45.00

Recording Charge: 45.00

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

**File Information:**

**Record and Return To:**

Document Number: 2023- 00062654

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*Maureen O'Connell*

County Clerk Maureen O'Connell

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NASSAU

POWER-FLO TECHNOLOGIES, INC. d/b/a  
UNITED ELECTRIC POWER,

Plaintiff,

Index No. 602630/2023

- against -

An action against an entity based upon non-payment  
of a contractual obligation.

JERICO PLAZA PORTFOLIO LLC

Defendant.

Amount claimed in Complaint (notice).....	\$18,620	83		
Interest 1.5% per month as of 3/17/23.....	\$1,982	11	\$20,602	94
Costs by Statute.....	55 <sup>00</sup>			
Service of Summons and Complaint.....	<del>\$126</del>	80		
Affidavits.....				
Transcripts and Docketing.....				
Clerk's Fees entering Judgment.....				
Postage.....				
Sheriff's Fees on Execution.....				
Satisfaction Piece.....				
Taxing Costs.....				
Fee for Index Number.....	\$210	00		
Costs taxed at.....				
Legal Fees (including taxable costs & disbursements) Clerk				
			Total.....	<del>\$20,939.74</del> 20,867.94

ADJUSTED AT \$ 265<sup>00</sup>  
THIS 25 DAY OF April 20 23

Marcus O'Connell  
Clerk, Nassau Co.

STATE OF NEW YORK, COUNTY OF NASSAU ss.:  
The undersigned, attorney at law of the State of New York

ATTORNEY'S AFFIRMATION

ROBERT J. ANSELL, attorney of record for the plaintiff herein, states that the disbursements above specified are correct and true and have been or will necessarily be made or incurred herein and are reasonable in amount, that the time for the defendant to appear or answer herein has expired and that the said defendant has not appeared or answered herein. The undersigned affirms this statement to be true under the penalties of perjury.

Dated: New Hyde Park, New York  
March 17, 2023

ROBERT J. ANSELL

JUDGMENT based upon the default of defendant in answering, appearing, or moving in response to the complaint, entered in favor of plaintiff,

NOW, ON MOTION OF **Robert J. Ansell**, *general counsel and attorney for plaintiff it is,*

ADJUDGED *that* Power-Flo Technologies, Inc. d/b/a United Electric Power, *plaintiff*, with a principal place of business at 270 Park Avenue, New Hyde Park, New York 11040 do recover of *defendant* Jericho Plaza Portfolio LLC, with an address at 2 Jericho Plaza, Jericho, New York 11753 the principal sum of \$18,620.83 together with interest in the amount of \$1,982.11 together with costs and disbursements of \$ 265.<sup>00</sup> for judgment in the total sum of \$20,867.94 and that plaintiff have execution therefor.

Margaret O'Connell .....Clerk